

**BEFORE  
THE PUBLIC SERVICE COMMISSION  
OF SOUTH CAROLINA**

**DOCKET NO. 2021-186-S**

**Application of Condor Environmental, Inc.  
Requesting Approval of a Reduction in Rates  
Charged to the Country Place Homeowners'  
Association and the Fairview Chase Homeowners'  
Association**

**AFFIDAVIT OF  
BRAD WEAVER**

Being duly deposed and sworn, Affiant states:

1. My name is Brad Weaver. I am the Vice-President of Condor Utilities, Inc. My business address is 2089 Locust Hill Rd. Greer, SC 29651.
2. I am giving this affidavit to verify Condor's compliance with the Commission's Order No. 2021-449, modified by Hearing Officer Butler's Order 2021-89-H, directing Condor to serve notice of rate reductions to its customers in Country Place and Fairview Chase by July 14, 2021.
3. The Country Place Homeowners Association is Condor's client in the Country Place subdivision. On July 9, 2021, I sent a copy of the notice attached as Exhibit A to Edward Molinar, President of the Country Place HOA, and asked him to furnish the notice to each member of the Country Place HOA.
4. On July 12, 2021, I received an email from Mr. Molinar, attached as Exhibit B, confirming that the notice had been sent to each member of the HOA.
5. The Fairview Chase Homeowners Association is Condor's client in the Fairview Chase subdivision. C. Dan Joyner Property Management handles billing for our sewer service on behalf of the HOA. On July 9, 2021, I sent a copy of the notice attached to the C. Dan Joyner Property Management and asked it to furnish the notice to each member of the Fairview Chase HOA.
6. On July 9, 2021, and July 12, 2021, I received emails from Ms. Overbay of C. Dan Joyner Property Management, attached as Exhibit C, confirming that the notice was sent to each member of the HOA.

*Continued on next page*

Further Affiant sayeth not.

Brad P. Hester

SWORN TO ME THIS 14 DAY OF July 2021

Rm dnr

NOTARY PUBLIC FOR SOUTH CAROLINA  
MY COMMISSION EXPIRES March 27, 2025

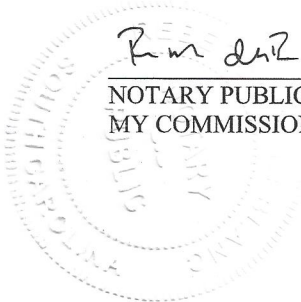


EXHIBIT A  
Notice

## PUBLIC SERVICE COMMISSION OF SOUTH CAROLINA

## Clerk's Office

Notice of Filing

## Docket No. 2021-186-S

**Application of Condor Environmental, Inc. Requesting Approval of Reduction in Rates Charged to the Country Place Homeowners' Association and the Fairview Chase Homeowners' Association**

On June 4, 2021, Condor Environmental, Inc. ("Condor") applied to the Public Service Commission of South Carolina ("Commission") for retroactive approval of a reduction of the rates it charges to the Country Place Homeowners Association and the Fairview Chase Homeowners Association ("Application"). The Application was filed according to S.C. Code Ann. § 58-5-240(G) and other applicable rules and regulations. A copy of Condor's Application can be found on the Commission's website at [www.psc.sc.gov](http://www.psc.sc.gov) under **Docket No. 2021-186-S**. Additionally, a copy of the Application is available from Charles L. A. Terreni, Esquire, Terreni Law Firm, LLC, 1508 Lady Street, Columbia, South Carolina 29201.

Condor provides sewer service to the Country Place subdivision where it maintains and inspects the sewer system, pump station, and septic tank. Under Condor's original agreement, it was allowed to charge the Country Place Homeowners Association \$5,070 per year (\$422.50 per month). Condor states that as of July 1, 2012, it charged \$3,600 per year (\$300 per month) because the subdivision did not grow to be as large as expected. Condor did not obtain the Commission's approval before it changed its rates and is now asking the Commission to approve the change retroactively, without a hearing.

Condor provides sewer service to the Fairview Chase subdivision where it maintains and inspects the sewer system, a pump station, and a force main serving the subdivision. Under Condor's original agreement, it was allowed to charge the Fairview Chase Homeowners Association \$9,900 per year (\$825 per month). Condor states that as of June 1, 2012, it has charged \$3,600 per year (\$300 per month) because the subdivision did not grow to be as large as expected. Condor did not obtain the Commission's approval before it changed its rates and is now asking the Commission to approve the change retroactively, without a hearing.

On June 30, 2021, in Order No. 2021-449, the Commission conditionally approved the reduction in rates to Country Place and Fairview Chase. However, the Commission required notice of the reduction in rates be sent to the affected customers and inform them that they have the right to file a Letter of Protest with regard to these rates by **September 1, 2021**, and that receipt of Letters of Protest will result in the Commission's reconsideration of its approval of the rate reductions.

Any person who wishes to file a Letter of Protest may do so by mailing it to Commission at 101 Executive Center Drive, Suite 100, Columbia, S.C. 29210; by providing a copy to the Office of Regulatory Staff at 1401 Main Street, Suite 900, Columbia, South Carolina 29201; and the company's attorney at the above address, by **September 1, 2021**. *Please refer to Docket No. 2021-186-S.*

For the most up-to-date information regarding this docket, including changes in scheduled dates included in this Notice, please refer to [www.psc.sc.gov](http://www.psc.sc.gov) and *Docket No. 2021-186-S*.

Persons seeking information about the Commission's procedures should contact the Commission at **(803) 896-5100** or visit its website at [www.psc.sc.gov](http://www.psc.sc.gov).

☐

7/2/21

EXHIBIT B  
Country Place Notice



Terreni, Charles L.A. &lt;charles.terreni@terrenilaw.com&gt;

**Fwd: Notice of Filing to Public Service Commission of South Carolina**

1 message

**Brad Weaver** <bradweaver1870@gmail.com>

Tue, Jul 13, 2021 at 8:21 AM

To: "Terreni, Charles L.A." &lt;charles.terreni@terrenilaw.com&gt;

FYI

----- Forwarded message -----

From: **Brad Weaver** <bradweaver1870@gmail.com>

Date: Mon, Jul 12, 2021 at 4:16 PM

Subject: Re: Notice of Filing to Public Service Commission of South Carolina

To: Edward Molnar &lt;molnar0@gmail.com&gt;

Thanks

Sent from my iPhone

On Jul 12, 2021, at 3:47 PM, Edward Molnar &lt;molnar0@gmail.com&gt; wrote:

Brad,

I sent this email with the filing to all the residents in Country Place HOA and it should have come to you also. The email below lists all the residents and the filing that is distributed to them. If this does not suffice, please let me know. Thank you for the great job you are doing!

Begin forwarded message:

**From:** Edward Molnar <molnar0@gmail.com>**Subject:** Notice of Filing to Public Service Commission of South Carolina**Date:** July 12, 2021 at 3:27:03 PM EDT**To:** Charlie Rogers <charlierogers67@hotmail.com>, patrogers25@hotmail.com, Casey <caseyledford@gmail.com>, julie Ledford <julieledford@gmail.com>, Cheryl Kraus <cheryl@upcountryprovisions.com>, Cheryl And Steve Kraus <cherylboles@mac.com>, Cary Cole <coletrain66@aol.com>, Tammy Cole <tammy.cole@hawthornret.com>, Jeff Dopkins <tcc1922@bellsouth.net>, kdopkins@outlook.com, Deb Geotis <DHGEOTIS@GMAIL.COM>, Edward Molnar <molnar0@gmail.com>, J babineau <j.babineau@leadercompanies.com>**Cc:** bradweaver1870@gmail.com

&lt;Country Place Sewer rate p.1.pdf&gt;

&lt;Country Place Sewer rate p.2 1.pdf&gt;

EXHIBIT C  
Fairview Chase Notice





Terreni, Charles L.A. &lt;charles.terreni@terrenilaw.com&gt;

**Fwd: Fairview Chase**

2 messages

**Brad Weaver** <bradweaver1870@gmail.com>  
To: Charles Terreni <charles.terreni@terrenilaw.com>

Fri, Jul 9, 2021 at 12:43 PM

FYI

Sent from my iPhone

Begin forwarded message:

**From:** Zoe Overbay <zoverbay@cdanjoyner.com>  
**Date:** July 9, 2021 at 12:05:10 PM EDT  
**To:** Brad Weaver <bradweaver1870@gmail.com>  
**Subject: Re: Fairview Chase**

We have sent out this letter to the homeowners today.

Thank you

On Fri, Jul 9, 2021 at 8:20 AM Brad Weaver &lt;bradweaver1870@gmail.com&gt; wrote:

Good Morning,

Please see attached Notice of Filing with the Public Service Commission. I was told that it is against C.Dan Joyner policy to give our Homeowners information, but it is very important that each customer receives notice.

Can you please distribute it to the HOA?

I will need some type of confirmation that it was delivered/mailed to the customers utilizing our sewer service. Can you also provide the HOA President's name and phone number?

If you have any questions please don't hesitate to call me..

 **2021-07-08-NOTICE PER ORDER 2021-449v2.pdf**

Thanks,  
Brad Weaver  
Condor Environmental, Inc.  
864-420-5680

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**PLEASE NOTE: HOA MANAGERS' OFFICE HOURS ARE Monday-Thursday 8:00-5:00 PM, Fridays 8:00-12:00 PM.** C. Dan Joyner Property Management hours are Monday through Friday 8-5 . For **after hours emergencies only**, please call 864-419-8484 for assistance.

*Zoe Overbay*  
PO Box 16059  
Greenville, SC 29606  
864-678-5305 office  
[zoverbay@cdanjoyner.com](mailto:zoverbay@cdanjoyner.com)  
[www.cdjpropertymanagement.com](http://www.cdjpropertymanagement.com)

**Brad Weaver** <bradweaver1870@gmail.com>  
To: Charles Terreni <charles.terreni@terrenilaw.com>

Fri, Jul 9, 2021 at 12:44 PM

7/13/2021

Terreni Law Firm, L.L.C. Mail - Fwd: Fairview Chase

Thank u...

Sent from my iPhone

On Jul 9, 2021, at 12:43 PM, Brad Weaver <[bradweaver1870@gmail.com](mailto:bradweaver1870@gmail.com)> wrote:

FYI

[Quoted text hidden]

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